

CITY OF VANCOUVER
REGULAR COUCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 23, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
 Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
 Kennedy, Marzari, Rankin, Sweeney and
 Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
 SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council Meeting of September 16, 1975, (including the 'In Camera' portion), together with the Minutes of the Special Council Meeting (Public Hearing) of September 16, 1975, be adopted, after amending the Regular Council Minutes of September 16, 1975, as follows:

"Page 9: The voting record re Alderman Boyce's motion on the Park Board's letter be amended whereby Alderman Bowers and the Mayor are recorded as in favour of the lost motion."

"Page 23: That it be recorded that Alderman Volrich was excused from voting on the By-law to amend the Zoning and Development By-law."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
 SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Bonusing System

The Council on August 26, 1975, agreed to hear a delegation from the Social Planning and Review Council concerning the possibility of a bonusing system to be applicable throughout the City with respect to housing.

Mrs. M. Knox, representing SPARC Panel on Handicapped Housing Committee, addressed the Council speaking in support of such a theme.

MOVED by Ald. Marzari,

THAT the Standing Committees on Housing and Environment and Community Services meet with representatives of SPARC to work out definite guidelines for design, selection of tenants, integration of other units and to develop bonusing on a City-wide basis for the provision of handicapped housing units.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Farmers' Market

Council on August 26, 1975, deferred consideration of a letter from the United Fruit Growers of B.C. concerning the establishment of a daily farmers' market, pending the hearing of a delegation as requested from the organization.

Mr. H. Rhenish addressed the Council and filed a brief dated September 23, 1975, urging the establishment of a daily farmers' market by means of appointing a Committee with authority for funding, to set up such a proposal.

MOVED by Ald. Boyce,

THAT this whole matter be referred to the Standing Committee on Community Services for consideration and report.

- CARRIED UNANIMOUSLY

Use of Jericho Lands for
Habitat Forum

Mr. Terry Tanner, representing the Association in Canada Serving Organizations for Human Settlements (ACSOH), and Mr. Al Clapp addressed Council and gave details and submitted drawings showing how the organization intends utilizing Jericho and certain existing buildings on the activities involved respecting the Habitat Forum during the U.N. Conference to be held in Vancouver in 1976.

Council was advised that funds will be forthcoming from the Federal Government and from the local community to provide the plans and physical changes outlined.

MOVED by Ald. Harcourt,

THAT this Council supports the use of Jericho in connection with the Habitat Forum and activities in the manner detailed by the delegation in its oral presentation.

- CARRIED UNANIMOUSLY

Fire By-law Enforcement:
777 Burrard Street

Council on August 12, 1975, granted a request of Farris Vaughan, Wills and Murphy, Solicitors, to appear as a delegation on behalf of Mrs. Doris Gould regarding an order she had received to modify her building at 777 Burrard Street to conform to Section 40 of the Fire By-law.

Mr. Gardner, speaking on behalf of Mrs. Gould, filed a brief giving details of the building in question and the history of the matter to date, and circulated photographs of the interior and exterior of the premises.

Mr. Davies representing the Fire Department, answered questions put forth by Council members and indicated that in his opinion, the building was not up to the required standard.

It was noted that Council on April 8, 1975, approved the recommendation of the Housing and Environment Committee dated March 27, 1975, wherein the Fire Chief was instructed to carry out normal By-law enforcement of the premises at 777 Burrard Street.

MOVED by Ald. Harcourt

THAT the representation by Mr. Gardner, on behalf of Mrs. Gould, be received and Council confirm its previous decision of April 8th, 1975.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

I. Report of Standing Committee
on Community Services,
September 18, 1975

Indian Friendship Centre
(Clause 1)

Council considered this Clause, and in this regard, a representative of SPOTA advised that the organization wished to appear as a delegation but was not prepared to speak this day, having been advised that the matter would be deferred until the next meeting of Council.

Mr. Jessup of the Social Planning Department spoke to this matter and elaborated on the Committee's report.

MOVED by Ald. Marzari,

THAT this whole matter be referred to the Community Services Committee to arrange a public meeting in the area with interested parties this week.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin,

THAT this matter be deferred until 7:00 p.m. this day to enable SPOTA to make its presentation.

- LOST

(Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,

THAT this matter be deferred for one week to hear delegations from SPOTA and representatives of the Vancouver Indian Centre Society.

- CARRIED

(Aldermen Bird, Rankin and Sweeney opposed)

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The Council observed a short recess at approximately 4:00 p.m. and reconvened in the Council Chamber at 4:10 p.m.

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COMMUNICATIONS OR PETITIONS

1. Nelson Park - Minaki Lodge

The following letter dated September 18, 1975, was received from the Board of School Trustees:

"This will advise you that the Board approved the following motion at its meeting on September 16th, 1975:

THAT the Board approve the exchange of the existing Lord Roberts Annex site, being parcel G of Block 22, D.L. 185, plus 50% of the lane allowance abutting on Parcel G, for an equivalent area of land on the north-west corner of Block 22, identified by the shaded area on the site plan of Jones Haave Delgatty, Architects, entitled "Lord Roberts Primary Annex - Nelson Park", dated September 1975, such exchange to be subject to the condition that when Minaki Lodge is no longer required for its present use, the City shall, if requested by the Board, add to the new school site, at no cost to the Board, and clear of improvements, lots 5

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COMMUNICATIONS OR PETITIONS (cont'd)

Nelson Park - Minaki Lodge
(continued)

and 4 and a portion of lot 3W1/2, sufficient to provide an area equivalent in size to that portion of the new site located south of the centre of the existing lane, which would then revert to the City.

I am enclosing a copy of the architect's plan showing the location of the site.

Would you bring this matter to the attention of Council."

MOVED by Ald. Harcourt,

THAT Council concur with the motion of the Board of School Trustees dated September 16, 1975, as quoted above.

- CARRIED UNANIMOUSLY

(Architect's Plan referred to
on file in City Clerk's Office)

The Council also noted the following letter from the Park Board dated September 23, 1975:

"The following is an excerpt from the minutes of the last meeting of the Board held on September 22, 1975:

... 'NELSON PARK - DEMOLITION OF MINAKI LODGE

City Clerk in a letter dated September 19, advising that City Council on September 16, passed the following resolution:

..."That the following recommendation of the Mayor, as contained in his letter of September 16, be approved and Alderman Rankin's motion be deferred for one week.

..That subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975 with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere...'...

Board members received copies of a letter dated September 18th, from the School Board to the City Clerk, advising of action by the School Board at their meeting of September 16th.

It was regularly moved and seconded,

RESOLVED: That the Board express approval of City Council rescinding its motion of June 24, 1975 with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings for a further period not to exceed 12 months.

- Carried."...

MOVED by Ald. Harcourt,

THAT the letter from the Park Board be received and the lease to Loomis Holdings be reviewed in two years from the date of this resolution.

- CARRIED

(Alderman Boyce opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
SEPTEMBER 19, 1975

Works & Utility Matters
(September 19, 1975)

The Council considered this report which contains four Clauses identified as follows:

- Cl. 1: Private Roadway abutting the S/S of Malkin Avenue - S/W Corner of Malkin Avenue and Glen Drive
- Cl. 2: Watermain Installations - 1975 Capital Budget
- Cl. 3: Reallocation of Water Funds
- Cl. 4: Increase in Borrowing Authority to Complete 1971-75 Sewers Capital Program

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 19, 1975)

The Council considered this report which contains six Clauses identified as follows:

- Cl. 1: Alternate Attendance for Members of the Development Permit Board
- Cl. 2: Amendment to Zoning and Development Fee By-law
- Cl. 3: Strata Title Application - Conversion - 2825 Spruce Street - Siesta Apartments
- Cl. 4: Rezoning Application - N/E corner of Keith Drive and East 7th Avenue
- Cl. 5: Conditions of Rezoning - 2893 West 41st Avenue
- Cl. 6: Cedar Cottage and Kitsilano N.I.P. Appropriations: R.R.A.P. Promotion

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 to 3 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - N/E Corner of
Keith Drive and East 7th Avenue (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the Director of Planning to submit the application to a Public Hearing, be approved.

- CARRIED UNANIMOUSLY

Conditions of Rezoning
2893 West 41st Avenue (Clause 5)

MOVED by Ald. Bowers,
THAT the request of Romses, Kwan & Associates to appear as a delegation on this matter be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(September 19, 1975) (continued)

Cedar Cottage and Kitsilano N.I.P.
Appropriations: R.R.A.P. Promotion
(Clause 6)

MOVED by Ald. Marzari,
THAT the recommendation of the Director of Planning contained
in this Clause be approved, and a report be submitted at the end
of two months as to the effectiveness and acceptance of the program
in the area.

- CARRIED

(Alderman Bowers opposed)

Fire & Traffic Matters
(September 19, 1975)

Street Closure - 19th Avenue,
Oak Street to Laurel Street
(Clause 1)

MOVED by Ald. Bird,
THAT the request of the Congregation Schara Tzedek as contained
in this Clause be approved subject to the conditions detailed in the
report.

- CARRIED UNANIMOUSLY

Finance Matters
(September 19, 1975)

The Council considered this report which contains three Clauses
identified as follows:

- Cl. 1: Temporary Accommodation - Oakridge Sub-Station
- Cl. 2: Investment Matters (Various Funds) July 1975
- Cl. 3: Tender Awards

The Council took action as follows:

Temporary Accommodation - Oakridge
Sub-Station (Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in Clause
2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 19, 1975)

Increase in Maximum Age for Fire
Fighter Recruits (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 19, 1975)

Replacement of Retaining Wall
900 East 12th Avenue (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this
Clause be approved.

CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Use of Number 2 Fire Hall

The City Manager under date of September 18, 1975, submitted the following report of the Directors of Social Planning and Planning:

"On August 26th, 1975, Council heard a delegation from the Actors' Workshop requesting the use of the old Number 2 Fire Hall at the corner of Gore and Cordova as a performing arts workshop space. Council members had previously received a written brief in support of the Actors' Workshop request.

Council also heard a delegation from the Downtown Eastside Residents Association urging the City to retain the building for some type of community use. Council resolved:

'THAT the proposal of the Actors' Workshop be referred to the City Manager for report back, after consultation with the Director of Planning and the Director of Social Planning; in the meantime, the building be secured from vandalism and demolition not be proceeded with . '

Staff of the Social Planning and Planning Departments have held discussions with representatives of the Actors' Workshop and Downtown Eastside Residents Association. There has been general agreement on the uses proposed by the Actors' Workshop, based on the understanding that they would involve both City-wide and local community groups in their activities.

Uses proposed by Actors' Workshop include a wide variety of theatrical and performing arts activities, including: workshops in acting, voice, movement, mask and mime, play-writing and martial arts; jazz music workshops, concerts and jams; rehearsal sessions and the performance of new works. Actors' Workshop would extend performing space to other performing artists, students and groups. (Some of these groups are listed in an excerpt from the Actors' Workshop brief appended to this report).

During discussions it was suggested that space in the building could be made available to residents of the Downtown Eastside for such things as sewing groups, music groups and vocational classes. It is hoped residents could be involved in renovating the building, in working on stage sets and costumes and as participants in some of the Actors' Workshop programs. The type and extent of Downtown Eastside residents participation in the Actors' Workshop project has not been decided and would be left to develop over time as the two groups interact.

Henriquez and Todd, Architects, have drawn up a proposal for renovation of the building to meet the Actors' Workshop's requirements. The Actors' Workshop has submitted an application for \$99,000 in LIP funds to pay for materials and labour for the first part of this renovation. The success of their application depends on a very early approval by Council for their use of the Number 2 Fire Hall. (The Actors' Workshop would spend \$5,000 of its own funds on materials and plans to apply to other funding sources for later renovations).

In September, 1974, the Heritage Advisory Committee recommended that Number 2 Firehall be designated for preservation because of its architectural and historical value. However, City Council decided on September 24, 1974, to exclude the building from the list of designated historic buildings. Since then the building has been considered for demolition in order to provide additional police parking, although Council has made no formal decision on the matter.

Reasons for preserving the building include its architectural and historical merit and its replacement value, which is estimated to be approximately \$300,000. Given the acute shortage of suitable workshop and performing space in the City and the lack of community and cultural facilities in the Downtown Eastside, the Actors' Workshop proposal is a very desirable alternative.

While we are recommending in support of the Actors' Workshop proposal we note the following limitations of this report:

- (a) We are not certain, at this time, of the Actors' Workshop ability to raise funds to renovate the building;
- (b) No attempt has been made to assess other possible uses for the building and thus, we cannot say that the Actors' Workshop is a first priority. During the planning process in the Downtown Eastside for example, it may be demonstrated that there are community services which might also be accommodated in this building. However, at present there appears to be much public support for and no objections to its use by Actors' Workshop.

Deputy Chief Constable Tom Dixon advises that the police are badly in need of parking space. They would settle for alternative parking on another site in close proximity to the Public Safety building.

The Directors of Social Planning and Planning recommend:

1. THAT the old Number 2 Fire Hall be preserved for cultural and community uses.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Use of Number 2 Fire Hall
(continued)

2. THAT the Actors' Workshop be granted a lease on the building subject to the condition that LIP or other funding is approved for renovations and that the Actors' Workshop be responsible for all improvements, maintenance and management of the building.
3. THAT the Supervisor of Property and Insurance be instructed to work out a five year lease with the Actors' Workshop including acceptable rent and cancellation clauses; such lease to meet with the approval of the Director of Legal Services. "

The City Manager notes that the parking lot between the Fire-hall and the Police station now accommodates 36 vehicles, these are "black and whites" prowl cars and detective vehicles (the attached letter from the Deputy Chief Constable refers). An additional 10 fleet vehicles are parked on the street. A total of 46 vehicles require space on a 24-hour basis. During construction of the Public Safety Building annex, alternative parking for the fleet vehicles will be required.

The Engineer reports that No. 2 Firehall site will accommodate 42 vehicles if the building is demolished. It will accommodate 20 vehicles if the building is left standing.

The present rate for commercial parking is estimated to be approximately \$35 per month for this area.

To accommodate the 42 vehicles which could be parked on the Firehall site in commercial parking would cost, at today's rates, \$1,470 per month (\$17,640 per annum.)

The City Manager notes that on a rental basis for storage space, the No. 2 Firehall could generate a minimum revenue of approximately \$21,000 per annum (based on \$2.00 per square foot.)

If the building was used for some commercial endeavour such as a restaurant or discotheque, the space could rent between \$21,000 - \$42,000 per annum (based on a range of \$2.00 - \$4.00 per square foot.)

It is noted that the No. 2 Firehall is a strategically located property. The City Manager is not able to support the recommendations contained in this report unless a reasonable market rate is returned to the City. The City Manager is of the opinion that more economical space for an "Actors Workshop" could be found in other areas of the City.

Finally, it is noted that there has been no public involvement with respect to alternate uses as it has been assumed the site would be used for Police parking. If Council decides that this site should not be used for parking, the City Manager RECOMMENDS that the Property and Insurance Division advertise for proposals to lease this property which is in a strategic location for future civic use. Such proposals could then be considered by Council to determine which one provided the highest and best use for the City.

In considering this report, Deputy Chief Dixon gave details with respect to the parking requirements for police cars.

MOVED by Ald. Sweeney,

THAT the Property and Insurance Division advertise for proposals to lease this property which is in a strategic location for future civic use; such proposals to be considered by Council to determine which one provided the highest and best use for the City.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Volrich and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Use of Number 2 Fire Hall
(continued)

MOVED by Ald. Marzari,
THAT

- (a) the Actors' Workshop be granted a lease on the building subject to the condition that LIP or other funding is approved for renovations and that the Actors' Workshop be responsible for all improvements, maintenance and management of the building;
- (b) the Director of Social Planning be instructed to work out a five year lease with the Actors' Workshop including acceptable rent and cancellation clauses; such lease to meet with the approval of the Director of Legal Services.

(Amended)

MOVED by Ald. Bowers in amendment,

THAT the word 'five' contained in Alderman Marzari's motion be struck, and the word 'ten' be inserted in lieu thereof.

- CARRIED

(Aldermen Bird, Sweeney and Volrich opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT

- (a) the Actors' Workshop be granted a lease on the building subject to the condition that LIP or other funding is approved for renovations and that the Actors' Workshop be responsible for all improvements, maintenance and management of the building;
- (b) the Director of Social Planning be instructed to work out a ten year lease with the Actors' Workshop including acceptable rent and cancellation clauses; such lease to meet with the approval of the Director of Legal Services."

(Underlining indicates
amendment)

(Alderman Sweeney opposed)

II. Report of Standing Committee
on Planning and Development,
September 18, 1975

Status Report re Proposed Downtown
Rezoning Public Hearing - September
25, 1975 (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for September 24, 1975, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW NO. 4550, BEING
A ZONING BY-LAW (Champlain Heights
Open Bible Chapel)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bird was excused from voting on this By-law)

- 2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Violation of By-law)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt was excused from voting on this By-law)

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BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4188,
BEING THE ZONING AND DEVELOPMENT
FEE BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO IMPLEMENT CERTAIN
POWERS CONTAINED IN THE
VANCOUVER CHARTER.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

As previously agreed, Council heard representations from Mr. S.R. Cramer, on behalf of The Studio and Mr. W.A. Gold, who operates the Roman Garden Leisure Club in Richmond. Both addressed Council and put forward arguments against the proposed By-law.

Concern was expressed by some members of Council on the effect of the By-law on those operations which Council does not wish to prohibit.

MOVED by Ald. Harcourt
SECONDED by Ald. Cowie

THAT the By-law be amended by deletion of the words 'Body-Rub' and 'Body-Rub Parlour' wherever they appear in this By-law.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Marzari, Rankin,
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin
SECONDED by Ald. Boyce

THAT the By-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the By-law.

- LOST NOT HAVING
RECEIVED THE REQUIRED
MAJORITY

(Ald. Bowers, Cowie, Harcourt opposed)

MOVED by Ald. Boyce
SECONDED by Ald. Marzari

THAT the By-law be referred back to the Director of Legal Services for revision, taking into consideration, comments made this day by Council members.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

- A. Closing, Stopping-up, Subdividing and conveying to abutting owners. Block 360, D.L. 526. (lane West of Cambie Street, North from 10th Avenue.)
-

MOVED by Ald. Sweeney,
 SECONDED by Ald. Rankin
 THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. All the lane dedicated by the deposit of Plan 3453 is surplus to the City's highway requirements;
3. The owner of the properties on both sides of this lane has applied to acquire the lane for consolidation with the balance of his lands.

THEREFORE, BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 3453 adjacent to Lots "A" to "E", (Plan 3453), Block 360, District Lot 526 be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the lane so closed, be subdivided with the abutting lands in a manner satisfactory to the approving officer, (lane West of Cambie Street, North from 10th Avenue).

- CARRIED UNANIMOUSLY

1. Cancellation of Canadian Urban Demonstration Program (CUDP)

Council, at its meeting on September 16, 1975, deferred a motion by Alderman Volrich on the above matter.

Alderman Volrich requested, and received Council's permission, to delete Section (e) from this motion.

MOVED by Ald. Volrich
 SECONDED by Ald. Harcourt
 THAT WHEREAS

- (a) The Urban Demonstration Program, when announced by the Federal Government, was greeted with approval and high expectations by all cities across the country;
- (b) The Program was of particular importance to the City of Vancouver which, in agreeing to host the United Nations Habitat Conference in May, 1976, was "led along" by the Federal Government in the expectation of receiving some significant capital contribution for some project which would commemorate the Conference and its importance and which would be of lasting benefit to the citizens of Vancouver;
- (c) The City is being obliged to incur substantial costs in connection with the Conference and in otherwise having to assume very considerable responsibilities;

Cont'd....

MOTIONS (Cont'd)

Cancellation of Canadian Urban
Demonstration Program (CUDP) (Cont'd)

- (d) The City and Provincial Governments, and a great many individuals, officials and organizations have gone to a great deal of time and effort in considering and preparing proposals to the Federal Government in accordance with the announced terms and purposes of the Program, all of which are now effectively rendered as a colossal waste of time and effort;

THEREFORE BE IT RESOLVED THAT, in the light of the discontinuance of the C.U.D.P. Program, the City of Vancouver request the Federal Government to approve a special allocation of capital funds of at least \$3 million to the City of Vancouver in consideration of the City sponsoring the U.N. Habitat Conference in 1976, such funds to be used by the City in connection with such capital project or projects as the City may consider to be most appropriate having regard to the original objectives of the C.U.D.P. Program and the U.N. Conference.

- CARRIED

(Ald. Kennedy opposed)

2. Public Hearings in Respect of
Rezoning in Residential Areas.

Council, at its meeting on September 16, 1975, deferred a motion by Alderman Volrich on the above matter.

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT WHEREAS

- (a) Applications for rezonings in residential areas are often matters of both general and local interest and concern;
- (b) Present procedures for notices of Public Hearings to affected residents are at times inadequate:

THEREFORE BE IT RESOLVED THAT the following general guidelines be followed in respect of such Public Hearings:

- (1) That, as far as may be practical, notices to nearby residents shall extend to an area of at least a 2-block radius from the location of the proposed development;
- (2) That such notices shall also be given to known community organizations which are active or interested in the general area;
- (3) That such notices shall, as far as may be possible, be mailed or delivered so as to give at least three weeks notice to affected residents and community organizations;
- (4) That in appropriate situations where the rezoning may be of general community interest, notice also be published in any local newspaper circulating in the area;
- (5) That in appropriate situations, the City's Planning Department sponsor an informational public meeting in the affected local community at least two weeks prior to the date of the Public Hearing;
- (6) Council re-affirm its previous resolutions that Public Hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

3(i) Demolition Development Permits.

Council, on September 16, 1975, agreed to hear delegations on the following motion which was

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT WHEREAS there is a tremendous shortage of reasonably priced housing in the City of Vancouver;

AND WHEREAS the present development will see a lot of this type of housing demolished;

THEREFORE BE IT RESOLVED THAT

- (a) No demolition permit, which involves existing low income dwelling units will be issued unless a development permit has been approved. To be approved, the development permit application must include the provision of more low income dwelling units than will be lost, or, at the discretion of the Director of Planning, if the redevelopment will improve the social, recreational or cultural amenities of the neighbourhood;
- (b) Appropriate amendments to the Vancouver City Charter shall be implemented to carry out this policy;
- (c) The Vancouver City Charter also be amended to give the City the power to refuse the granting of demolition permits.

The following addressed Council on this matter, urging approval of Alderman Rankin's motion and putting forth various reasons for so doing:

Mr. J.T. Cork, Hastings-Sunrise Action Council - brief file on line assembly and demolitions in the Hastings-Sunrise communities.

Hastings-Sunrise Community Resource Board - brief filed.

Mr. A.T. Griffin, First United Church - brief filed.

Patrick Graham - brief filed. Spoke in favour of selective demolition.

Bruce Eriksen, Downtown Eastside Residents' Association.

C. Clynch, Downtown Community Resource Board.

Barry Coull, Chairman, Kitsilano Resource Board.

Spokesman for Rev. Shaver, Chairman of the Downtown Community Health Society.

D. Johnson, on behalf of the Grace Gospel Fellowship - brief filed.

Ms. Olivia Mott, Neighbourhood Services Association.

Arthur J. Lee, M.P.

Mental Patients' Association.

Renters United for Secure Housing - brief filed.

Joan Morelli, Vancouver Resource Board, Ms. Morelli also advised that the Grandview-Woodlands Resource Board and the Vancouver Anti-Poverty Group support Alderman Rankin's motion.

Cont'd....

MOTIONS (Cont'd)

Demolition Development Permits (Cont'd)

Jake Van Der Kamp, President, Alma Mater Society, U.B.C.,

A representative of Loomis Holdings Ltd.

Mr. Atkins, West End Resource Board.

Bruce Yorke for C.O.P.E.

Karen O'Shannacery, Community Workers Program, Downtown Eastside.

MOVED by Ald. Marzari (in amendment)

THAT the motion be amended by deleting the words 'low income' in clause (a) of the resolution.

- (deferred)

MOVED by Ald. Sweeney (in amendment)

THAT the motion be further amended by deleting the words 'AND WHEREAS the present development will see a lot of this type of housing demolished;' and all the words following 'has been approved' in resolution (a).

- (deferred)

MOVED by Ald. Volrich

SECONDED by Ald. Kennedy

THAT further consideration of the above motion be deferred for a period of four weeks.

- CARRIED

(Ald. Bowers, Marzari, Rankin, Sweeney and the Mayor opposed)

3(ii) Demolition of Lorne Apartments
1150 Nelson Street.

Council noted delegation requests with respect to the following motion, from:

Vancouver Resource Board,
Kitsilano Community Resource Board.
West End Vancouver Resource Board.
Downtown Eastside Residents' Association.

"THAT Council reconsider the demolition of the Lorne Apartments, 1150 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975."

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT consideration of the above motion be deferred to the next meeting of Council to permit the above delegations to be heard.

- CARRIED UNANIMOUSLY

(Ald. Bowers and Cowie opposed)

MOTIONS (Cont'd)

4. Approval of Leases:
Residential Premises.

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin

THAT WHEREAS Section 20 of the "Landlord and Tenant Act" provides that no landlord shall enter into a lease of residential premises in excess of three years without the approval of Council:

BE IT RESOLVED THAT leases in excess of three years but not more than five years are hereby approved in the following cases:

- (a) where the residential premises are single-family dwellings occupied solely by the prospective tenant and family; and
- (b) where the proposed lease contains an option to purchase in favour of the tenant; and
- (c) where the tenant indicates his agreement to the term;

and the Director of Legal Services is hereby authorized to execute an appropriate form of approval on behalf of the City Council.

- (amended)

MOVED by Ald. Bird (in amendment)
SECONDED by Ald. Marzari

THAT the words 'but not more than five years' be deleted from the second paragraph of the motion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin

THAT the motion, as amended and reading as follows, be approved.

"THAT WHEREAS Section 20 of the "Landlord and Tenant Act" provided that no landlord shall enter into a lease of residential premises in excess of three years without the approval of Council;

BE IT RESOLVED THAT leases in excess of three years are hereby approved in the following cases:

- (a) where the residential premises are single-family dwellings occupied solely by the prospective tenant and family; and
- (b) where the proposed lease contains an option to purchase in favour of the tenant; and
- (c) where the tenant indicates his agreement to the term;

and the Director of Legal Services is hereby authorized to execute an appropriate form of approval on behalf of the City Council."

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

5. Demolition of Minaki Lodge

At the Council Meeting on September 16, 1975, the following Motion of Alderman Rankin, was deferred.

"MOVED by Ald. Rankin

THAT Council reconsider the demolition of Minaki Lodge, 1138 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975."

Alderman Rankin requested and received permission of Council to withdraw the above motion.

6. Leave of Absence -
Alderman Cowie.

MOVED by Ald. Harcourt

SECONDED by Ald. Marzari

THAT Alderman Cowie be granted leave of absence from December 6, 1975 to January 17, 1976;

AND FURTHER THAT as Alderman Cowie will be visiting Australia during this period, he be granted permission to officially present the City of Vancouver's best wishes to the Council of the City of Sydney and the National Capital Commission Board in Canberra upon visiting these cities.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Kennedy, and recognized by the Chair:

MOVED by Ald. Kennedy

THAT WHEREAS it would appear to be the wish of the people of Vancouver to retain the Harbour Park Site for public enjoyment:

AND WHEREAS development for building need not be undertaken to recoup the purchase price if the air rights were sold in lieu thereof, which is in recognition of the principle that it is in the public interest to permit high density where it least matters if it is counter-balanced by correspondingly low density where it is most needed;

BE IT THEREFORE RESOLVED that City Council proceed forthwith on this principle and instruct the City Manager to arrange for negotiations on behalf of the City with all adjacent owners who might be in a position to benefit from the purchase of all or part of the air rights.

(Notice)

ENQUIRIES AND OTHER MATTERS

Harbour Park Jury.

Alderman Kennedy requested information about the number of entries into the Harbour Park competition, the nature of the entries, cost of printing, jury fees, and whether any of the proposals contained housing components. The Mayor directed the City Manager to reply to Alderman Kennedy's query.

West End Senior Citizens' Development.

Alderman Cowie queried why the recently completed West End Senior Citizens' Development is not being occupied. The Mayor undertook to investigate this matter and advise Alderman Cowie.

B.C. Cemeteries Association

Alderman Sweeney referred to a communication he had received from B.C. Cemeteries Association requesting the City to join the Association, and asked for reasons why the City has not become a member of this group. The Mayor referred this matter to the City Manager for report back.

- - - - -

The Council adjourned at approximately 7.40 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of September 23, 1975, adopted on September 30, 1975.

A. Phillips
MAYOR

L. V. Little
CITY CLERK

Manager's Report, September 19, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Private Roadway abutting the South Side of Malkin Ave. - Lot "I" of 1, Dist. Lots 181 and 2037, Plan 14275 - Southwest corner of Malkin Ave. & Glen Drive.

The City Engineer reports as follows:

"In an agreement dated the 14th day of June, 1948, commonly known as the Fruit Row Agreement, provision was made for a private roadway abutting the southerly limit of Malkin Avenue from Glen Drive to approximately Princess Avenue. In the agreement, the owners of the lands undertook to construct a pavement upon the private roadway when required by the City. This private roadway has not been constructed.

An agreement dated the 1st day of January, 1965, which amends the 1948 agreement provides that the City may give permission for a building to encroach upon the area affected by the private roadway provided the owner can demonstrate to the City Engineer's satisfaction that the parking, unloading and maneuvering of vehicles can be carried out within the owners lands without infringing upon Malkin Avenue.

M A Q Holdings Ltd., owner of Lot "I" of Lot 1, District Lots 181 and 2037, Plan 14275, has applied for a Modification Agreement so as to permit a portion of their building to encroach upon a portion of the private roadway.

The applicant has submitted a plan of redevelopment of Lot "I" showing the proposed warehouse and has received approval under provisions of the Zoning and Development By-Law. In respect to the agreement dated the 1st day of January, 1965, this plan of redevelopment is satisfactory to the City Engineer.

I RECOMMEND that an agreement be entered into to permit the encroachment onto the private roadway a portion of the building proposed for Lot "I", subject to the following conditions:

- (a) The encroachment not to exceed the portion outlined red on plan marginally numbered LE 4223.
- (b) The term of the agreement to be for the life of the building.
- (c) Any further development of Lot "I" to be subject to the City Engineer's approval in respect to the agreement dated the 1st day of January, 1965.
- (d) Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"Watermain construction projects have been finalized for the remainder of the 1975 Capital Budget Year. For the most part the replacements are required for fire protection. Two installations (Marine Drive and 14th Avenue) are to replace leaking mains. The projects are as follows:

Cont'd . . .

Manager's Report, September 19, 1975 (WORKS - 2)

Clause 2 Cont'd

PROJECT 510

<u>Street</u>	<u>From</u>	<u>To</u>
Laurel Street *	10th Avenue	13th Avenue
12th Avenue	Laurel Street	350 feet east
Willow Street	12th Avenue	13th Avenue
Heather Street	10th Avenue	300 feet south
Ash Street	10th Avenue	13th Avenue

* In the event of a street closure, the Laurel Street replacement main between 10th and 12th Avenues will be installed in an easement elsewhere on the street or hospital property.

Estimated cost: \$80,000.

PROJECT 511

<u>Street</u>	<u>From</u>	<u>To</u>
5th Avenue	Yew Street	Cypress Street
Arbutus Street	4th Avenue	5th Avenue

Estimated cost: \$61,000

PROJECT 512

<u>Street</u>	<u>From</u>	<u>To</u>
14th Avenue	MacDonald Street	Trafalgar Street
4th Avenue	Waterloo Street	Blenheim Street

Estimated cost: \$33,000

PROJECT 513

<u>Street</u>	<u>From</u>	<u>To</u>
4TH Avenue	Alma Street	4th Avenue Diversion

Estimated Cost: \$97,000

PROJECT 514

<u>Street</u>	<u>From</u>	<u>To</u>
S.W. Marine Drive	Wallace Street	Blenheim Street

Estimated cost: \$94,000

PROJECT 515

<u>Street</u>	<u>From</u>	<u>To</u>
2nd Avenue	Cypress Street	Burrard Street
3rd Avenue	Fir Street	Granville Street
3rd Avenue	Cypress Street	Burrard Street
5th Avenue	Cypress Street	Pine Street

Estimated Cost: \$60,000

PROJECT 516

<u>Street</u>	<u>From</u>	<u>To</u>
8th Avenue	Cypress Street	Granville Street

Estimated cost: \$50,000

The total estimated cost for projects 510 to 516 is \$475,000. Funds are available from the following sources:

Short Notice Projects - Unallocated, Acct. #128/7902	\$200,000
Miscellaneous Unappropriated, Acct. #128/7904	9,459
Uncompleted Design - Unappropriated, Acct. #128/7905	<u>265,541</u>
	\$475,000

Manager's Report, September 19, 1975 (WORKS - 3)

Clause 2 Cont'd

I RECOMMEND that projects #510 to #516 be approved for construction and that the required \$475,000 be transferred from Accounts 128/7902, 7904 & 7905 as stipulated above, subject to approval of Item 3 of this report. (Reallocation of Water Funds)."

The City Manager RECOMMENDS that the foregoing be approved.

3. Reallocation of Water Funds

The City Engineer reports as follows:

"The 1975 Water Works Capital Budget included \$600,000 for the servicing of the South East Sector. This work will not be carried out within the 1975 Budget period.

In order that the aforementioned funds may be available for other water works project, I RECOMMEND that \$600,000 be transferred from Account Code 123/5601, 'Champlain Heights', to Account Code 128/7905, 'Uncompleted Design - Unappropriated'.

Funds for future work in Champlain Heights will be appropriated from future Capital Budgets as and when required."

The City Manager RECOMMENDS that the foregoing be approved.

4. Increase in Borrowing Authority to Complete 1971-75 Sewers Capital Program

The City Manager submits the following reports of the City Engineer and the Director of Finance.

The City Engineer reports as follows:

"During the past several years, with increasing concern about pollution standards, sewer construction programs have been increased in many parts of B.C. The City's 1971-75 Capital Program for sewer construction was increased significantly in 1971 to meet this increasing demand for pollution control. The program was increased somewhat in 1973 to meet the City's obligations under the terms worked out for the resolution of the Canadian National Railways agreement relating to False Creek Flats.

Prior to 1971, the sewer construction program related primarily to reconstruction of existing sewers for capacity and pollution reasons, and construction of sewers for new City subdivisions. In 1971 an additional \$6,978,000 was added to the program, and in 1973 a further \$1,450,000, providing a total of \$18,578,000 for construction of City sewer works and \$13,173,000 for Greater Vancouver Sewage and Drainage District works for 1971-75. About \$14,000,000 of the total funds for construction of City works were planned to improve pollution control. The Provincial Pollution Control Act provides for the imposition of standards for discharge from sewers, and the Pollution Control Board has been preparing standards for sewer discharges over the past few years. However, these standards are still not finalized, although final guidelines have been expected for some time.

The program of construction within the City identified the following priorities:

1. Elimination of continuous discharges throughout the City.
2. The improvement of water quality in False Creek and adjacent beach areas.'
3. The reduction in the frequency of sewer discharges throughout the City.

Accordingly our program was structured to carry out work in the areas outlined in the following table:

Manager's Report, September 19, 1975 (WORKS - 4)

Clause 4 Cont'd

<u>Location</u>	<u>Purpose</u>
1. West End	Replacement of under capacity sewers and separation of storm and sanitary sewage in most areas to reduce, and ultimately eliminate, combined sewer overflows along the beach area of the West End.
2. Downtown	Reconstruction of inadequate sewers with separation of storm and sanitary sewage in most areas to reduce, and ultimately eliminate, the overflow of sanitary sewage to False Creek from this area.
3. False Creek Flats	Construction of sewers in this area which was not properly sewered (work was required under the C.N.R. Agreement). This work provides basic sewer facilities and eliminates the previous continuous discharge of sanitary sewage to the East end of False Creek.
4. South of False Creek Flats	Construction of separate sewers in this multiple dwelling area to eliminate combined sewer overflows to the East end of False Creek.
5. Kitsilano	Separation of the system to eliminate the discharge of sanitary sewage from this area was envisaged in the 1971-75 program, although the existing sewer system in this area is in reasonable condition.
6. Area South of Marine Drive	Construction of a separate sewer system to eliminate sanitary discharges to the Fraser River from this area.
7. Still Creek	Modifications to manholes and some minor reconstruction in the Still Creek area to reduce the contamination of the water in Still Creek.
8. Rebuild Pumping Stations - Several Locations -	Reconstruction to increase the capacity of the City sewer system to carry greater sanitary sewage and storm water flows to reduce the frequency of combined overflows. In many areas this work would have been required in any case, simply to put the stations in proper operating condition.
9. New City Subdivisions and Reconstruction -	Reconstruction of sewers prior to installing new pavements, for repair and relay and minor extensions of the existing sewer system, and construction for new City subdivisions.

The overall program is well in hand; except for inflationary increases, work has largely been within estimates, and we have the physical capacity to complete the works in 1976. However, more construction was required for new City subdivisions, for essential sewer reconstruction prior to paving and for miscellaneous repairs, re-lays, and extensions than was allowed for. Funds have been reallocated on an interim basis and there is, therefore, a shortage of funds to complete the pollution control works. Furthermore, the rate of inflation which has existed since the program was first developed has created a further shortage of funds. Accordingly, a review of our program was undertaken in late 1973 and early 1974 to determine the effect of inflation and reallocation of funds on our ability to complete the proposed pollution control works. We had anticipated reporting on this issue to Council when we were able to report on the final guidelines for sewer discharges from the Pollution Control Board. However, since these guidelines are still not available, and the present capital program is in its last stages, we are reporting to you at this time.

Manager's Report, September 19, 1975 (WORKS - 5)

Clause 4 Cont'd

Effect of Inflation

The standard Engineering News Record Construction Cost Index increased from 1600 in 1971 to 2000 in early 1973 to 2150 at this time, with further increases expected by the end of 1975. Accordingly, additional expenditures will be required to complete the pollution control program authorized by Council, consistent with the draft Pollution Control Board's guidelines. The additional expenditure required to compensate for excess inflation is \$3,900,000. These funds are required to complete projects presently in hand, such as the separation of sewers in the West End and the downtown area, as well as sewer construction in the area between Marine Drive and the Fraser River in the eastern part of the City. A Greater Vancouver Regional District pumping station has very recently been made operational to provide sanitary service to this area, and additional City sewer construction will be required to provide for present and future development and eliminate discharges to the river from this area.

Effect of Increased City Subdivision and Miscellaneous Work

The extra expenditure involved in City subdivisions, (notably the False Creek redevelopment area), and sewer reconstruction (particularly prior to paving), has reduced the funds available for other works. We are able to compensate to some degree for this expenditure by reallocating funds from the Kitsilano area, where present analysis indicates that we can achieve effective pollution control using the existing system by upgrading pumping stations and carrying out only limited construction. However, an additional \$1,000,000 is required in order to complete the program laid out above, other than that which has been reallocated from the Kitsilano area.

Funding Required

The total increased funding required is, therefore, \$4,900,000, which would allow completion of the planned program, except for Kitsilano. In our view, works in the Downtown, West End and area South of Marine Drive are essential and should be carried out. Accordingly, we are recommending that additional borrowing authority be authorized to permit completion of the 1971-75 program.

The Director of Finance reports as follows:

The Comptroller of Accounting has exhaustively reviewed the City Engineer's report and while we cannot comment on the desirability of the work to be done (this is within the Engineer's responsibility), we do support the request for the additional \$4,900,000 borrowing authority as being necessary to complete the 1971-75 Sewer Program, as amended. The attached Appendix provides details regarding the changes that have taken place in the Program.

We therefore RECOMMEND that City Council approve an increase of \$4,900,000 in the 1971-75 Sewer Capital Program borrowing authority to provide for the effects of inflation on construction costs and the need for sewer expenditures in certain areas above those anticipated in the revised Five Year Plan provided in 1971."

The City Manager RECOMMENDS that the above report of the City Engineer and Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 15

Manager's Report, September 19, 1975 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Alternate Attendance for Members of
the Development Permit Board

The Director of Planning reports as follows:

"The By-law creating the Development Permit Board provides that

'7. Any member of the Board with the approval of Council is hereby authorized to deputize a person to act on his behalf at any meeting of the Board.'

To provide for continuity of attendance, each Board member has advised of their proposed deputy from the following members of their departments.

For City Engineer

R. C. Boyes, Deputy City Engineer

K. F. Dobell, Assistant City Engineer,
Departmental Services and Sewers

For Director of Social Planning

D. Purdy, Senior Social Planner

For Director of Planning

R. Youngberg, Associate Director -
Area Planning
D. Hickley, Assistant Director -
Central Area

It is recommended that the named deputy for each of the Board Members be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved on the understanding that the Department Heads named should attend all meetings of the Board to the greatest extent possible. Attendance on the Board should not be treated on a rotating basis as this will not provide the required continuity in reviewing development permit applications.

2. Amendment to Zoning and Development Fee By-law

The Director of Planning and the Director of Finance report as follows:

"The Zoning and Development By-law now provides that Development Permit Applications may be initially submitted in preliminary form.

This is an integral part of the procedures for the Development Permit Board in consultation with the Advisory Panel to consider Development Permit Applications initially in the Central Area.

It is recommended that changes be now made to the Zoning and Development Fee By-law to effectively implement the provision for filing Development Permit Applications in preliminary form.

Cont'd . . .

Manager's Report, September 19, 1975 (BUILDING - 2)

Clause #2 continued:

It is proposed that the Fee By-law be amended to provide that fees for preliminary applications be 50% of the regular application fee--but with a minimum of \$50, and a maximum of \$150.

The regular application fee would be payable in addition before the Development Permit could be issued.

The Zoning and Development By-law also provides that although any application will be void 12 months after date of filing, the Director of Planning may extend the period of validity upon request of the applicant. It is proposed that there be a fee charge of \$50 for this type of request.

The Director of Finance notes that these fees are subject to review when the current review of fees is complete.

Accordingly, it is recommended that the proposed changes be approved and that the Director of Legal Services now submits the required amendments to the Zoning and Development Fee By-law to implement the proposed changes."

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of Finance be approved.

3. Strata Title Application - Conversion
2825 Spruce Street - Siesta Apartments

The Director of Planning reports as follows:

"An application has been received from the eight shareholders of Spruce Developments Ltd. to convert a four storey wood-frame apartment building erected in 1955, from a 'cooperative' ownership to a Strata Title ownership. The building is located on a 50' x 125' lot in an RM-3 Multiple Dwelling District and contains eight dwelling units. The applicants are as follows:

Ste. 101 - T. L. Ebbett	known as
" 102 - A. E. White	Spruce Developments
" 201 - R. A. Burnham	Ltd. (Incorporation
" 202 - T. Martin	No. 12960).
" 203 - M. Mitchell	Registered July
" 301 - A. Good	30, 1974
" 302 - Mrs. M. Barrett	
" 303 - Mrs. E. Patterson	

N.B. See Appendix 'A' for site plan.

The applicants, in their prospectus, state that the building is 100% occupied by the present owners and it is their wish to have the eight suites strata titled, at which time the affairs of Spruce Developments Ltd. would be terminated. (Copy of prospectus available for inspection at the City Clerk's Office)

Special approval is not required at present, to convert a building from rental to 'cooperative', however, a proposed conversion from a 'cooperative' to Strata lots can be approved or refused by City Council, under the provisions of Section 5 (1) of the Strata Titles Act, which applies to "a previously occupied building".

N.B. See Appendix 'B' for Section 5 of the Strata Titles Act (1974).

Compliance with applicable City Bylaws

The City Building Inspector reports the following results of inspections carried out to this building on July 16 and 17, 1975.

' The items below do not substantially comply with Building Bylaw No. 4702:

- (1) Suite entrance doors are hollow-core, do not provide required fire separation.

Cont'd . . .

Manager's Report, September 19, 1975 (BUILDING - 3)

Clause #3 continued:

- (2) There are openings in the fire separation between suites and public corridors, i.e. milk bottle containers.
- (3) The second means of egress does not comply. It consists of a stair way ending with a drop ladder and there is no second means of egress from Units 301 and 302.
- (4) Fire separation of the exits is not adequate, closures are hollow-core or glass panel doors and there are other unprotected openings in the separation.
- (5) Garbage chute doors are wood faced with sheet metal, do not provide adequate protection.
- (6) There is a crawlspace under the building and the fire separations for the floor above do not extend through this space.

Plumbing

The sink in the boiler room is connected to the plumbing with rubber hoses and is not vented. This sink must be installed in accordance with Plumbing Bylaw No. 4068. A Plumbing Permit is required for this work.

Four parking spaces are provided which is not in compliance with Zoning and Development Bylaw No. 3575.

Electrical

An electrical survey has been made in the above premises and our Inspection Services report that the electrical works do not comply with the requirements of Electrical Bylaw No. 3417. The following work is required:

- (1) The receptacles on appliance circuits are to be installed where needed in fixtures throughout the premises.
- (2) The wiring on top floor door switch, fan in furnace room and wiring to cablevision which are installed incorrectly must be installed in an approved manner.
- (3) All lighting branch circuits in house panel to be protected by 15 Ampere (tamper-resistant) fuses.

There may, however, be components of the electrical system which could not be observed by visual inspection, hence we cannot warrant that these components will comply with the Bylaw.'

Further to the condition of this building, the following declaration has been received from Charles Bowman M.R.A.I.C. (Architect):-

"An inspection of 2825 Spruce St. was made on April 25, 1975, and I found the building in an excellent state of repair. The quality of construction and finishes substantially meets the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction (1970).

Since the existing building is owned by the eight occupants under the registered company of Spruce Developments Ltd., the Director of Planning with the concurrence of the Director of Permits & Licences recommends that the application be approved subject to the following condition:-

THAT a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City Bylaws, to the satisfaction of the City Building Inspector and at no cost to the City.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

Manager's Report, September 19, 1975 (BUILDING - 4)

4. Rezoning Application - N.E. Corner of Keith Drive and East 7th Avenue, South $\frac{1}{2}$ of Lot A, Block 94, D.L. 264A

The Director of Planning reports as follows: -

"An application has been received from Mr. Klaus Schmid, Architect, (on behalf of the British Columbia Society for the Prevention of Cruelty to Animals), requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above described property be rezoned from (RM-3) Multiple Dwelling District to (M-1) Industrial District for the purpose of:

'Construction of a new animal clinic, a two storey building of approximately 5,000 square feet for the British Columbia Society for the Prevention of Cruelty to Animals (B.C.S.P.C.A.).'

SITE DESCRIPTION

The subject site is situated on the N.E. corner of Keith Drive and East 7th Avenue. The site is 122 feet (on Keith Drive) and 132 feet (on East 7th Avenue) for a total site area of 16,104 square feet. (See Appendix A)

The subject site is zoned (RM-3) Multiple Dwelling District and is not developed except for the northerly portion of the subject site, which is used for parking in conjunction with the S.P.C.A. facilities existing on the north half of Lot A.

The lands to the West, North and East of the subject site are zoned (M-1) Industrial District and the lands to the South are zoned (RM-3) Multiple Dwelling District.

Of the surrounding lands zoned (M-1) Industrial District, the lands to the West are owned by Vancouver Sawmills Ltd. A recent fire on the site has resulted in the site being used for lumber storage only. The property on the S.W. corner of Keith Drive and East 7th Avenue is presently vacant. The property to the North of the subject site is presently occupied by the B.C.S.P.C.A. facilities, which is developed with a two-storey animal hospital containing offices, a dwelling unit for the caretaker and animal facilities. The land north east of the site (Lots 21-24) are developed with a two-storey warehouse with basement. The land immediately east of the subject site is vacant. The land south of the subject site is presently vacant (Lots 1-5) at the S.E. corner of Keith Drive and East 7th Avenue. The three lots west of the lane fronting onto East 7th Avenue (Lots 6-8) are developed residentially with duplexes.

BACKGROUND

The subject site is owned by the B.C.S.P.C.A. and forms the south half of Lot A. The institution which is philozoic in nature, is unable to develop the site as an animal hospital under the existing (RM-3) Multiple Dwelling District Zoning.

An animal hospital is an outright use in the (M-1) Industrial District Schedule. The subject site in question was consolidated in August of 1957 to include the S.P.C.A. owned property (north half of Lot A), the former east-west lane, and the south half of Lot A (subject site) which was purchased from the City of Vancouver in July of 1954. An easterly 20 feet of the north half of Lot A was dedicated for a new lane.

In May of 1957, prior to consolidation of the property, an application for rezoning similar to this application was made by the S.P.C.A. for the subject site. The application

Cont'd . . .

Manager's Report, September 19, 1975 (BUILDING - 5)

Clause #4 continued:

requested rezoning of the south half of Lot A from the existing (RM-3) Multiple Dwelling District to (M-1) Industrial District. Approval was obtained from Council, following a public hearing, subject to prior compliance by the owners with the following conditions:

- ' (a) That the building be located as close as possible to the current buildings;
- (b) That a 12-foot landscaped setback from the 7th Avenue frontage be provided.

Further recommended that Schedule C of the Zoning and Development By-Law be amended by adding an additional Section 5, as follows:-

7th Avenue East, north side
Keith Drive to Clark Drive.....12 feet. '

The S.P.C.A. did not proceed with the application.

In June of 1967 an application was received from an adjacent industrial business to rezone the lots west of the subject site to an (M-1) Industrial District. This application was approved by Council and as a condition prior to enactment of the amending By-Law that a 12 foot landscaped setback on the north side of East 7th Avenue be provided. The 12 foot landscaped setback was provided and Schedule C of the Zoning and Development By-Law was amended by adding the additional Section 5 as indicated above.

Proposed Development

The architect's drawings submitted with the application and marked, 'Received, February 10, 1975', indicate a proposed development containing a one storey building with a second storey on the westerly portion thereof. The proposed development is situated on the south-western portion of the subject site. The submitted drawings indicate a proposed building of approximately 68 feet in length along 7th Avenue and approximately 55 feet in width along Keith Drive. The northerly portion of the subject site is proposed for parking, extending the parkway facilities which presently serve the existing facilities to the north. The submitted drawings indicate a total of 11 parking spaces and 1 loading space with ingress and egress from Keith Drive. The proposed form of development presently indicates two buildings on one site.

The Director of Planning recommends approval of the application to rezone the subject site from (RM-3) Multiple Dwelling District, to (M-1) Industrial District, subject to the following conditions:-

1. That prior to the enactment of the amending By-Law the applicant undertake in writing the following:-

- (a) That the detailed scheme of development will be approved by the Director of Planning.
- (b) That proper landscaping will be provided and maintained.
- (c) That all kennels and recovery rooms are to be located in the northern portion of the building.
- (d) That the extension indicated on the drawings submitted will not be developed.

Cont'd . . .

Manager's Report, September 19, 1975 (BUILDING - 6)

Clause #4 continued:

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in the resolution shall expire.

The Vancouver City Planning Commission at its meeting of September 3, 1975, endorsed the recommendation of the Director of Planning.

The Director of Planning recommends that the application to rezone the subject site be referred to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Conditions of Rezoning - 2893 West 41st Avenue

The Director of Planning reports as follows:

"City Council on July 29, 1975, resolved:

'That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning by-law until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed,
- (b) the matter be reviewed by Council twelve months from the date of the Public Hearing.'

RECOMMENDATION:

That prior to enactment of the amending by-law that the following conditions are to be complied with:

- 1. THAT the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future widening;
- 2. THAT a 12 foot side yard be required along the West side of the East $\frac{1}{2}$ of Lots 6 and 7, Block 9, District Lot 2027; (see attached map - Appendix A);
- 3. THAT the required off-street parking be one space for every 725 square feet of gross floor area plus 5 spaces for visitor parking. All off-street parking is to be provided underground;
- 4. THAT the vehicular ingress and egress to the development and the provision and location of garbage areas are to be approved to the satisfaction of the City Engineer;

Clause #5 continued:

5. THAT satisfactory landscaping, including tree planting, shall be provided and maintained together with the provision of a satisfactory screen fence and the maintaining of any existing suitable trees, even though they may in part encroach on the neighbours' property as well as the subject property, and;
6. THAT the detailed scheme of development be approved by the Director of Planning after receiving further advice from the Urban Design Panel, having due regard for the overall design, provision and maintenance of landscaping, provision of daylight to the development, provision of outdoor play and recreation area, access for delivery and emergency vehicles, and off-street loading spaces.

The Director of Planning further recommends to Council:

THAT Council direct the Director of Legal Services that when the amending By-Law is brought forward for enactment that the site coverage provision be amended by deleting the figure 50% and substituting in lieu thereof a maximum site coverage figure of 35%."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION

6. Cedar Cottage and Kitsilano N.I.P.
Appropriations: R.R.A.P. Promotion

The Director of Planning reports as follows:

"In June, 1974 City Council designated Kitsilano and part of the Cedar Cottage area as Neighbourhood Improvement Program areas. Concurrent with the N.I.P., which is designed to improve physical facilities within a neighbourhood, is the Residential Rehabilitation Assistance Program (R.R.A.P.), which is intended to upgrade the existing dwellings within N.I.P. areas. N.I.P. is a joint program in which costs are shared between the City, the Province and C.M.H.C. R.R.A.P. is a C.M.H.C. program and City Council passed a resolution on July 30, 1974 stating: "That the City request C.M.H.C. to administer the R.R.A.P. and publicize and promote the benefits of this program."

C.M.H.C. has fulfilled this responsibility to some extent and in practice the site offices have given what assistance they could. However, R.R.A.P. did not pick up quickly in either area and only a few R.R.A.P. applications were processed within the first year of the program (approximately 50 in Cedar Cottage and 80 in Kitsilano). In June, 1975, a student was hired by C.M.H.C. specifically to promote R.R.A.P. and the response was substantial in both areas, almost doubling the original response in Cedar Cottage with a somewhat lesser response in Kitsilano. This promotion has now been withdrawn from each area but was by no means completed and served more as a pilot project.

There have been various approaches taken to R.R.A.P. across Canada. The City of Calgary has established a division within City Hall to deal with their maintenance and occupancy by-law and R.R.A.P. Staff includes one division head, 3 inspectors and 2 assistants. Efforts to this time have been directed at the one existing N.I.P. area (these have been 500 R.R.A.P. applications in an area of 1700 dwellings) and will be directed at new N.I.P. areas as they are approved. Winnipeg has established a team of 4 inspectors who promote, inspect and advise on R.R.A.P. within the two N.I.P. areas. C.M.H.C. deals only with the loans. Victoria has done no R.R.A.P. promotion in its two N.I.P. areas other than to mention it at public meetings and hand out pamphlets supplied by C.M.H.C. at those meetings. Total R.R.A.P. response in Victoria has been less than 100 applications. City staff hope to carry out some city initiated promotion in subsequent N.I.P. areas.

Clause #6 continued:

Since C.M.H.C. does not appear to be prepared to proceed with a more complete on-going promotion in Vancouver, and it is felt that without complete and proper promotion the City will not benefit fully from this federal program, it is now proposed that a program be initiated from the site offices in the areas. This approach would have the advantage of being administered more closely with the Neighbourhood Improvement Program, and of ensuring that all property owners are at least aware of the program's possibilities. It is felt that the most appropriate approach at this time would be to hire two staff on a temporary two month basis. It should be noted that L.I.P. funds may be approved to promote housing rehabilitation through R.R.A.P. If this is approved it is anticipated that promotion funded through L.I.P. would immediately follow the temporary promotions proposed here. Hence, the continuous promotion and assistance process could be maintained.

The Director of Finance advises that if Council chooses to take this action, funds for this staff could be transferred from the "Other Departments" accounts of the Planning Stage budgets for both programs, as charges against these appropriations have been less than anticipated when the estimates were prepared. The costs would be as follows:

Temporary, at Planning Assistant II level	
Two Staff (\$886./month) for two months	\$3544.00
+ Fringe Benefits @ 9%	<u>319.00</u>
	\$3863.00
Federal Share	\$1932.00
Provincial Share	966.00
City Share	965.00

The Director of Planning therefore recommends:

That Council authorize the hiring of two staff at the Planning Assistant II level on a temporary basis for two months to promote the Residential Rehabilitation Assistance Program in Cedar Cottage and Kitsilano and further that cost of this staff be provided by transferring funds from the "Other Departments" appropriations of the Cedar Cottage and Kitsilano N.I.P. Planning Stage budgets."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 45-6

Manager's Report, September 19, 1975 (TRAFFIC - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. Street Closure - 19th Avenue, Oak Street to Laurel Street

The City Manager submits the following report of the City Engineer:

Congregation Schara Tzedeck in a letter dated September 10, 1975, signed by Miss Myra Feinberg, requests permission to close to vehicular traffic, 19th Avenue between Oak Street and Laurel Street on Saturday, September 27, 1975 from 6:00 p.m. to midnight, so that they may hold a religious service in the street. Approximately 500 people are expected to attend. This is an annual event, which has been approved by Council in previous years. On September 17, 1975, the applicant advised orally that they only require the portion of 19th Avenue from Oak Street to the lane east.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

Should Council approve the applicant's request to close to vehicular traffic, 19th Avenue from Oak Street to the lane east on Saturday, September 27, 1975 from 6:00 p.m. to midnight, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may arise from the closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. The costs of required signing and barricading be borne by the applicant.
3. The cost of any additional street cleaning over and above normal street cleaning required following the closure, be borne by the applicant."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 16

FINANCE MATTERS

A-7

RECOMMENDATION1. Temporary Accommodation - Oakridge Sub-Station.

The Director of Permits and Licenses reports as follows:

"The Police Department reports that with the recent increase in the strength of the Patrol Division, they plan to transfer a Superintendent from the Traffic Division to the Patrol Division. This Superintendent would be in charge of Patrol Divisions operating from the Oakridge Sub-Station and would have support staff in the form of an Administrative Officer (Inspector) and a typist. There is no practical way to accommodate these three staff members in the existing building. The desired date for transfer of the three persons mentioned is October 19, 1975 and the planned additions to the building cannot be completed for at least eight months, therefore the most practical solution is to lease a mobile office unit which would be temporarily located to the side of the existing Oakridge Sub-Station.

With the graduation of Recruit Class #1 from the B. C. Police College, on November 14, 1975, fifty-nine additional constables will be assigned to District 3, working out of Oakridge. Parade room and related facilities, while inadequate, will suffice until completion of the new addition, however extra space will be required. It is recommended that the basement room now being used to store and issue reserve police equipment be utilized as locker space. This could be achieved by removing the wall between the existing locker room and unfinished storage area and finishing the walls and ceiling of the storage space to match the existing locker room. This proposal fits into the future plans for the extension and renovations of the Oakridge Sub-Station and would in effect reduce the total amount of work to be done in the future. Temporary storage facilities for the reserve police equipment can be found at 312 Main Street.

The estimated cost to provide the necessary accommodation is as follows:

(A) Portable Office -

- Rent, heat & insurance for a period of 12 months (including insurance premium by supplier)	\$ 2,700
- Delivery and setting up unit including construction of a temporary wooden walk between the two buildings and electrical service connection	<u>1,800</u>
	\$ 4,500

(B) Locker facility for additional Patrol Officers 2,500

TOTAL \$ 7,000

The Comptroller of Budgets advises that if Council approves the recommendations of this report the funds will be provided from Contingency Reserve.

It is recommended that Council approve the funds in the amount of \$7,000 for the lease and installation of a portable field office for a period of approximately twelve months and for the extension of the present locker room facility. Funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

Investment Matters (Various Funds) July 1975.

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of July 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
July 2	Bank of Montreal	Aug.15/75	\$2,017,238.36	\$2,000,000.00	44	7.15
	Bank of Montreal	July 3/75	1,000,209.59	1,000,000.00	1	7.65
	Government of Canada	July 3/75	1,000,209.59	1,000,000.00	1	7.65
	Mercantile Bank of Canada	July 3/75	2,000,397.26	2,000,000.00	1	7.25
	Mercantile Bank of Canada	July 3/75	1,000,191.78	1,000,000.00	1	7.00
3	Provincial Bank of Canada	Sep 15/75	2,029,397.26	2,000,000.00	74	7.25
	Provincial Bank of Canada	Dec 1/75	2,063,295.89	2,000,000.00	151	7.65
	Mercantile Bank of Canada	Jul 14/75	501,054.79	500,000.00	11	7.00
	Mercantile Bank of Canada	Jul 15/75	4,009,205.48	4,000,000.00	12	7.00
	Mercantile Bank of Canada	Jul 16/75	751,869.86	750,000.00	13	7.00
	Mercantile Bank of Canada	Aug 1/75	2,011,520.55	2,000,000.00	29	7.25
	Mercantile Bank of Canada	Aug 15/75	3,025,800.00	3,000,000.00	43	7.30
	Mercantile Bank of Canada	July 7/75	2,001,315.07	2,000,000.00	4	6.00
	Mercantile Bank of Canada	Sep 15/75	2,000,000.00	1,970,516.75	74	7.38
	Banque Canadienne Nat.	Dec 15/75	1,735,285.79	1,677,501.60	165	7.62
	Banque Canadienne Nat.	Nov 14/75	1,985,249.71	1,931,983.08	134	7.51
	Bank of Montreal	July 4/75	1,000,095.89	1,000,000.00	1	3.50
	Bank of Montreal	July 4/75	2,000,164.38	2,000,000.00	1	3.00
4	Mercantile Bank of Canada	Jul 15/75	2,004,068.49	2,000,000.00	11	6.75
	Mercantile Bank of Canada	Jul 17/75	751,803.08	750,000.00	13	6.75
	Bank of Montreal	Jul 15/75	1,001,808.22	1,000,000.00	11	6.00
	Bank of Montreal	Jul 31/75	1,507,767.12	1,500,000.00	27	7.00
	Royal Bank of Canada	July 7/75	2,000,821.92	2,000,000.00	3	5.00
	Banque Canadienne Nat.	Oct 2/75	1,221,925.48	1,200,000.00	90	7.41
	Banque Canadienne Nat.	Oct 15/75	2,042,441.64	2,000,000.00	103	7.52
	Banque Canadienne Nat.	Nov 14/75	2,055,823.56	2,000,000.00	133	7.66
	Banque Canadienne Nat.	Dec 2/75	1,031,730.68	1,000,000.00	151	7.67
	Banque Canadienne Nat.	Dec 15/75	2,070,362.74	2,000,000.00	164	7.83
7	Can. Imp. Bank of Commerce	Nov 3/75	1,537,118.22	1,500,000.00	119	7.59
	Can. Imp. Bank of Commerce	Nov 20/75	1,028,280.55	1,000,000.00	136	7.59
	Banque Canadienne Nat.	Oct 1/75	1,526,542.19	1,500,000.00	86	7.51
	Bank of British Columbia	July 8/75	3,000,571.23	3,000,000.00	1	6.95
	Provincial Bank of Canada	Dec 15/75	4,136,033.97	4,000,000.00	161	7.71
8	Banque Canadienne Nat.	Dec 12/75	500,000.00	484,273.00	157	7.55
	Mercantile Bank of Canada	Oct 15/75	2,039,600.00	2,000,000.00	99	7.30
	Banque Canadienne Nat.	Dec.16/75	1,487,865.09	1,439,420.51	161	7.63
	Banque Canadienne Nat.	Nov 14/75	2,481,830.30	2,417,327.40	129	7.55
9	Banque Canadienne Nat.	Oct 15/75	990,004.53	970,666.72	98	7.42
	Banque Canadienne Nat.	Dec 15/75	1,239,672.79	1,199,845.16	159	7.62
14	Mercantile Bank of Canada	Jul 15/75	600,106.85	600,000.00	1	6.50
	Bank of Montreal	Jul 15/75	4,800,591.78	4,800,000.00	1	4.50
15	Mercantile Bank of Canada	Aug 15/75	1,710,323.42	1,700,000.00	31	7.15
	Mercantile Bank of Canada	Sep 15/75	998,100.74	985,842.80	62	7.32
	Toronto-Dominion Bank	Aug 29/75	4,741,372.88	4,700,000.00	45	7.14
	Toronto-Dominion Bank	Sep 22/75	1,013,724.38	1,000,000.00	69	7.26
	Mercantile Bank of Canada	Aug 11/75	496,539.07	493,919.40	27	7.17
16	Royal Bank of Canada	Oct 17/75	1,834,397.26	1,800,000.00	93	7.50
17	Mercantile Bank of Canada	Jul 22/75	1,000,958.90	1,000,000.00	5	7.00
21	Mercantile Bank of Canada	Jul 22/75	500,095.89	500,000.00	1	7.00
22	Bank of Canada	Jul 31/75	2,498,834.76	2,494,498.43	9	7.05
28	Mercantile Bank of Canada	Jul 31/75	1,500,863.01	1,500,000.00	3	7.00
	Mercantile Bank of Canada	Jul 31/75	1,500,832.19	1,500,000.00	3	6.75
31	Bank of Montreal	Sep 30/75	1,012,701.37	1,000,000.00	61	7.60
	Bank of British Columbia	Dec 31/75	2,583,102.05	2,500,000.00	153	7.93
	Bank of Nova Scotia	Jan 2/76	1,551,277.40	1,500,000.00	155	8.05
			<u>96,132,395.00</u>	<u>94,865,794.85</u>		

Clause No. 2 Continued.

SINKING FUND TRANSACTIONS (PURCHASES)

	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	<u>Debentures</u>						
9	Ont. Hydro & Power Comm. 8.5%						
	Sept. 15/76 ext. Sept. 15/96 - 8.25%		400,000.00	100.50	402,000.00	1/2	8.08
15	City of Van. 9%	Jul 15/90	10,446.60	100.00	10,446.60	15/0	9.00
	City of Van. 9%	Jul 15/90	882,921.00	100.00	882,921.00	15/0	9.00
	City of Van. 9%	Jul 15/90	2,233,348.68	100.00	2,233,348.68	15/0	9.00
			<u>3,526,716.28</u>		<u>3,528,716.28</u>		
	<u>Chartered Bank Deposit Receipts and Government Notes</u>						
15	Mercantile Bank	Aug 20/75	1,492,236.87		1,481,758.20	36 days	7.17
			<u>5,018,953.15</u>		<u>5,010,474.48</u>		

Cemetery Perpetual Care Fund (Purchases)

	<u>Debentures</u>						
16	City of Van. 5.00%	May 1/78	1,000.00	90.87	908.70	2/9	8.75
	City of Van. 5.75%	Oct 15/77	2,000.00	93.98	1,879.60	2/3	8.75
	City of Van. 5.50%	Mar 1/78	2,000.00	92.51	1,850.20	2/7	8.75
	City of Van. 6.25%	Apr 15/80	1,000.00	90.44	904.40	4/9	8.75
23	City of Van. 8.00%	Apr 2/93	2,000.00	80.00	1,600.00	17/8	10.50
			<u>8,000.00</u>		<u>7,142.90</u>		

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY
AS AT JULY 31/75

	Type of Security	Par or Maturity Value	Cash or Book Value
Chartered Bank Deposit Receipts and Government Notes		<u>\$89,554,490.32</u>	<u>\$87,409,391.26"</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for July 1975 be approved.

INFORMATION3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Trucks

Fire Department Work Jackets

Automotive Gasoline & Diesel Fuel

Automotive & Automotive Equipment Bearings & Seals

Traffic Signal Equipment

Copies of the details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's
INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 46

Manager's Report, September 19, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Increase in Maximum Age for Fire
Fighter Recruits

The Director of Personnel Services reports as follows:

"At present the required age for entry as a recruit into the Vancouver Fire Department is a minimum of 21 years of age and a maximum of 26 years of age. Fire Chief A. Konig has requested a change in the maximum age for Fire Fighter Recruits to 28 years.

Selection of Fire Fighter recruits over the last number of years gives evidence to show that candidates are more often selected from the upper age range (24-26) than from the lower age range (21-23). The reason for this predominance of selection from the upper age range is invariably attributed to the maturity of the candidate's preparedness for this occupational goal.

In view of the number of recruits required each year, it is believed that increasing the maximum recruiting age will enhance the quality and quantity of eligible recruits.

I concur with the Fire Chief's request and recommend that the maximum age for Fire Fighter recruits be increased to 28 years.

Should Council approve this request I recommend the Director of Legal Services prepare the necessary amendments to the Fire Department By-law No. 2748."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 96

PROPERTY MATTERS

RECOMMENDATION

- 1. REPLACEMENT OF RETAINING WALL
900 East 12th Avenue
Lots 1 & 2, Block 173A, D.L. 264A

The Acting Supervisor of Property and Insurance reports as follows:-

"The subject property was acquired by the City in 1914. The improvements consist of a two-storey building, erected originally as a fire hall, which has been occupied by the Boys' Club since 1939. On April 10th, 1972, Council granted a renewal of their lease of this property and an additional property located at 395 East 6th Avenue for a further five-year period. This lease commenced January 1st, 1972, at a nominal rent of \$1.00 per annum for each property. Council also approved a total allowance of \$3,000.00 on both buildings over the lease period. This allowance (\$3,000.00) was to cover normal maintenance and repairs and did not take into consideration any major repairs or alterations.

The site grade at 900 East 12th Avenue is approximately four feet higher than the adjacent privately-owned property to the east and has been retained by sixty feet of concrete wall and sixty feet of wood planked bulkhead. These retaining walls are now collapsing and must be replaced. We have received the following prices to remove the existing walls and erect a reinforced concrete wall along the approximately 120' east property line.

Dan Rae Building Contractors Ltd.	\$5,823.00
Ray-Bilt Contractors Ltd.	\$5,960.00
J. Comparells Construction	\$6,744.00

It is RECOMMENDED

That the Acting Supervisor of Property and Insurance be authorized to award a contract to Dan Rae Building Contractor Ltd. for the erection of the above-mentioned retaining wall at a cost of \$5,823.00 as an additional expense over and above the \$3,000.00 allowance granted under the terms of the existing lease to the Boys' Club. This amount to be charged to Account Code 9407/182."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 26

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

September 18, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 18, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATION:

1. Indian Friendship Centre

On March 18th, 1975, Vancouver City Council unanimously approved the recommendation of the Community Services Committee:

"THAT City Council approve in principle the establishment of a new Indian Friendship Centre in Vancouver City."

In relation to this recommendation, Vancouver City Council received for information the following resolutions of the Community Services Committee:

"THAT the Supervisor of Property and Insurance and the Director of Social Planning examine the request of the Vancouver Indian Friendship Centre for City land and report back to the Community Services Committee (March 18th, 1975);

"THAT the Director of Social Planning arrange a meeting between the Indian Friendship Centre and S.P.O.T.A.* to consider the feasibility of their joint use of Site No. 1 (W S Hawks Street between Prior and Malkin Streets) and report back to the Community Services Committee, such report to also include whether SPOTA will receive the necessary Federal funding for its Greenhouse project on this property (April 22nd, 1975); and

"THAT the Director of Planning examine Sites No. 1 and No. 2 and report back to the Community Services Committee on the appropriateness of these sites for a new Indian Friendship Centre as proposed in their brief of March 6th, 1975 (April 22nd, 1975)."

Submitted this day for the Committee's consideration was a City Manager's Report dated September 9, 1975, which stated in part:

"The Vancouver Indian Centre Society has requested that the City lease to them about 1 1/4 acres of land for the construction of a new Friendship Centre in Vancouver. The Society requested a 50 year lease at a nominal rent of \$1.00 per year.

After several preliminary discussions with the Standing Committee on Community Services, the choice for a site was reduced to two alternative locations. The first choice, referred to as Site 1, was a 4.37 acre parcel on the west side of Hawks Avenue between Prior Street and Malkin Avenue, zoned M-2 Industrial. The second choice, referred to as Site 2, was a 1.24 acre parcel on the east side of Raymur Avenue between Williams Street and Malkin Avenue, also zoned M-2 Industrial. (Appendix 2 of the Report contains a map indicating the precise geographic location of the sites).

Part Report
Standing Committee of Council
on Community Services
September 18, 1975

- 2 -

The Directors of Social Planning and Planning, in conjunction with the Supervisor of Property and Insurance, were requested by Council to:

- (1) examine the request of the Vancouver Indian Friendship Centre for land;
- (2) assess the appropriateness of Sites 1 and 2 as alternative sites for a new Indian Friendship Centre; and
- (3) determine the feasibility of joint use of Site 1 by S.P.O.T.A. and the Vancouver Indian Centre Society, and the likelihood of S.P.O.T.A. receiving the necessary Federal funding for its Greenhouse and Gardening Project.

The Directors of Social Planning and Planning report that:

- (1) the area containing Sites 1 and 2 more than adequately satisfies the social planning criteria for locating the new Indian Friendship Centre in the City (see Section E, pages 3 - 4 of the Report);
- (2) in terms of physical planning criteria, Site 1 is preferable to Site 2 as a site for the Centre (see Section F, pages 4 - 5 of the Report);
- (3) Site 1 with an area of 4.37 acres is large enough to accommodate both the new Indian Friendship Centre (1.1 acres) and possible local needs of Strathcona residents for additional recreation facilities and open space (the remaining 3.27 acres); and
- (4) The Minister of State for Urban Affairs has advised the City that the Federal Government has postponed indefinitely the further funding of projects under the Canadian Urban Demonstration Program. Hence, the Strathcona Greenhouse and Gardening Project will not be funded by the Federal Government.

The Directors of Social Planning and Planning therefore RECOMMEND, and the Supervisor of Property and Insurance, and the Chief Constable concur:

- A. THAT Vancouver City Council approve the creation of a site at least one (1) acre in area at the north west corner of Lot B, Lot 1, District Lot 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets) and that the site thereby created be leased to the Indian Friendship Centre Society for a period of 50 years at a nominal rent of \$1.00 per year for the purposes only described in this report, AND
- B. THAT Vancouver City Council request the Director of Social Planning, in conjunction with the Director of Planning, the Parks Board and the Strathcona Joint Committee, to examine the need for open space and recreation facilities in the Strathcona Area, particularly in relation to the future use and development of the land remaining in Lot B, Lot 1, D.L. 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets)."

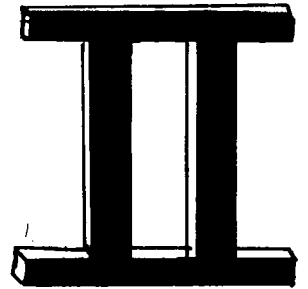
Following brief discussion, it was,

RECOMMENDED,

THAT the two recommendations in the above noted City Manager's Report dated September 9, 1975, be approved.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 93



PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 18, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, September 18, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:45 P.M.

PRESENT: Alderman Bowers, Chairman
 Alderman Bird
 Alderman Cowie
 Alderman Harcourt

ABSENT: Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Status Report re Proposed Downtown Rezoning
Public Hearing - September 25, 1975

The Committee considered a report of the City Manager dated 15th September 1975 wherein the Director of Planning describes the work being done to prepare for the Downtown Public Hearing on 25th September, outlines major items of concern, explains the boundary changes made on 5th September 1975 and recommends certain text changes.

The report states in part:

"C. EXPLANATION OF THE BOUNDARIES OF THE PROPOSED DOWNTOWN DISTRICT

1. Changes made September 5, 1975

The boundaries now being submitted to Public Hearing as shown on the Proposals as amended September 5, 1975 incorporate the following changes:-

These are numbered on the map attached.

Area 1, north side of Pender from Bute to Cardero - The line has been defined to ensure exclusion of the waterfront lots now zoned M-1 Industrial.

Area 2, north side of Cordova from Granville to Richards - The boundaries now include the C.P.R. station.

Area 3, northwest corner of Hastings and Main - The site of the Ford Building was clearly identified.

Area 4, Burrard Street from Pacific to Beach - This is to include a residual area not included in the West End District and the False Creek District.

Clause No. 1 Continued

11. Further Possible Boundary Change for Consideration

The boundary of an area to be re-zoned may be reduced at a Public Hearing, but not expanded. It now appears reasonable that the following area should be excluded from the re-zoning to a Downtown District, shown on the map attached as Area 5.

Area 5, north of Cordova Street extension west of Howe Street - This small parcel is north of Lots 1 and 2, Sub-lot A, Block 16, D.L. 541.

Although it lies below the embankment at the edge of Downtown and is owned by the C.P. Rail and is used as part of their waterfront railyards, through a historical accident, it is presently zoned CM-1.

Council may wish to exclude it and consider it as part of the waterfront zoning district.

D. TEXT CHANGES RECOMMENDED

The following recommended changes do not include minor editorial changes required in drafting of the actual By-law after the Public Hearing.

1. Downtown Zoning

- Downtown Zoning (i) Amendment to Zoning By-law

Page 2, Clause 5. Add the words: "Unless otherwise approved by the Director of Planning pursuant to Section 3(14) of the Zoning and Development By-law." Comment: This refers to applications of a minor nature which may be approved by the Director of Planning.

- Downtown Zoning (ii) Official Development Plan

Page 3, clause 5, line 4. Add the words: "considered inappropriate" after the word "developments." Comment: To emphasize the intent to distinguish between different types of office activities.

- Downtown Zoning (ii) Official Development Plan

Page 11, line 10, Insert: "and clause 3 below" after "guidelines".

- Downtown Zoning (ii) Official Development Plan

Page 12, clause 3, delete clause 3 and insert the following: "3. Within the Downtown District, residential floor area may be substituted for commercial floor area, provided however that in no case shall the density (Floor Space Ratio) of residential use exceed 3." Comment: To make clear the intention that residential development up to a maximum F.S.R. is permitted in any location in the downtown.

- Downtown Zoning (ii) Official Development Plan

Page 17, clause 3, line 2, delete the words: "Within the area denoted by the letter B on Map Four" Comment: To provide for temporary parking in the Downtown core, subject to conditions. These conditions will be reported to Council at an early date for the guidance of the Development Permit Board.

Clause No. 1 Continued

11. Downtown Guidelines

- (ii) Design Guidelines

Page 13, clause 424, noise conditions. Substitute the word "City" for G.V.R.D."

A memorandum from the Director of Planning dated 18th September 1975, proposing the following **text amendment**, was distributed at the meeting:

" Downtown Zoning

(ii) Official Development Plan

Section 5. Parking and Loading

Delete Clause 3, Page 17 and insert the following:

"3. Surface parking is not permitted except as follows:

- (a) Surface parking as a separate use may be permitted for a temporary period not exceeding five years, subject to such conditions as may be prescribed by the Development Permit Board.
- (b) Surface parking as an accessory use, limited in number, may be permitted where in the opinion of the Development Permit Board, there are special peculiarities of the site or the development.

Any approval granted pursuant to this clause shall be in accordance with the Design Guidelines."

RECOMMENDED

THAT the text changes and boundary adjustments outlined above be referred to the Public Hearing on 25th September 1975.

FOR COUNCIL ACTION SEE PAGE(S) 19